

INTRODUCTION

City of Miami Gardens was incorporated on May 13, 2003. This is a Hearing Draft of the City's new "Comprehensive Development Master Plan (CDMP) Part 1- Goals, Objectives and Policies (GOPs) for the City of Miami Gardens, Florida. Part 2 – Data and Analysis (DANs) provides supporting documentation, data, analyses and conclusions for the GOPs. The GOPs are adopted by ordinance. The DANs are not adopted as part of the Plan because they constantly change and are periodically updated to reflect changed conditions.

This plan is scheduled to be considered by the Local Planning Agency and the City Council on June 7, 2006, and if approved, transmitted to the Florida Department of Community Affairs (DCA) for State review as well as to other agencies such as Miami Dade County. The DCA's Objections, Recommendations and Comments (ORC) Report is anticipated to be received by the City of Miami Gardens in September/October 2006. After incorporating DCA comments into the CDMP document and revising it appropriately, the City of Miami Gardens expects to formally adopt the CDMP in October/November 2006.

Consistent to the State requirements, the City's CDMP is divided into two parts:

- Part 1: Community Vision and Goals, Objectives and Policies (GOPs)
- Part 2: Data and Analysis (DANs) and other related supporting documentation.

All goals, objectives and policies within the CDMP have been prepared and developed pursuant to the requirements of Chapter 9J-5, Florida Administrative Code. The goals, objectives and policies of the CDMP are defined as follows:

- Goal:** A long-range and broad framework for programs or activities.
- Objective:** A measurable, and an intermediate target that is achievable and marks progress toward a goal. (Those objectives required by Chapter 9J-5, Florida Administrative Code, are identified by bold numbers.)
- Policy:** The specific direction in which programs and activities are coordinated to achieve identified goals and policies.

The Goals, Objectives and Policies contained in this document are organized into a total of ten (10) Elements/Chapters. Consistent with the State requirements, the first nine (9) elements; future land use, transportation, infrastructure, conservation, recreation and open space, housing, intergovernmental coordination, public educational facilities, capital improvements are required elements as applicable to the City of Miami Gardens.

- The CDMP also plays a significant role within Florida's growth management system. It is required to be consistent with the State Comprehensive Plan and the Regional and County Comprehensive Plan.
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The Planning Process

In the year 2004, The City of Miami Gardens started laying the groundwork for developing the CDMP. This included hiring teams to administer the “current” planning work of zoning, site plan and building permits as well as to develop the City’s “long-range” planning i.e. the CDMP. Several other essential master planning activities were incorporated into the CDMP planning process. Consultants were hired to develop a Transportation Master Plan, a Stormwater Drainage Master Plan and a Street Assessment Program. The North Corridor Station Area Plan funded through Metro Dade Transit included extensive architectural design plans for proposed stations as well as a transit oriented development charrette process for the 183rd and 199th Street station areas.. Additional planning activities during the Plan’s development include the Miami Gardens Town Center and the Palmetto Expressway Design Report.

Pursuant to the State requirements, community visioning was an integral part of this process. Considerable input was obtained through personal interviews, meetings, collaborations, newsletters, community workshops that involved Council Members, civic and business leaders and the general public. As facilitators, City management and staff brought the preliminary and relevant planning concepts to business leaders and citizens for discussions in separate community workshops. The input from the workshops was incorporated into the CDMP as it was further refined and synthesized through the City Council recommendations. As a result of this collaborative effort, the City successfully obtained significant input from citizens, professionals, and stakeholders that is critical in the development of a Comprehensive Development Master Plan.